

177.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

719,200 / 719,200

USE VALUE:

719,200 / 719,200

ASSESSED:

719,200 / 719,200



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 36 | | UDINE ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------------|---------|
| Owner 1: WALL BENJAMIN J & JEANNE M | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 36 UDINE ST | |
| Street 2: | |

| Twn/City: | ARLINGTON |
|-----------|-----------|
| St/Prov: | MA |
| Postal: | 02476 |

| PREVIOUS OWNER | Cntry | Own Occ: | Y |
|----------------|-------|----------|---|
| Owner 1: | | | |

| Street 1: | |
|-----------|--|
| Twn/City: | |
| St/Prov: | |
| Postal: | |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1356 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 2 Above Stree |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |

| ACTIVITY INFORMATION |
|-----------------------------------|
| Date Result By Name |
| 7/2/2018 MEAS&NOTICE BS Barbara S |
| 12/30/2008 Measured 163 PATRIOT |
| 1/4/2000 Mailer Sent |
| 12/28/1999 Measured 243 PATRIOT |
| 12/1/1981 MS |

| LAND SECTION (First 7 lines only) |
|---|
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes |
| Code Fact PriceUnits Units Factor Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value |
| 101 One Family 6795 Sq. Ft. Site 0 70. 0.92 6 |
| |
| |
| |
| |

| Sign: VERIFICATION OF VISIT NOT DATA |
|--------------------------------------|
| / / / |

| IN PROCESS APPRAISAL SUMMARY |
|---|
| Use Code Land Size Building Value Yard Items Land Value Total Value |
| 101 6795.000 282,500 436,700 719,200 |
| Total Card 0.156 282,500 436,700 719,200 |
| Total Parcel 0.156 282,500 436,700 719,200 |

| Legal Description |
|--------------------|
| User Acct 119268 |
| GIS Ref |
| GIS Ref |
| Insp Date 07/02/18 |

| USER DEFINED |
|--------------------------------------|
| Prior Id # 1: 119268 |
| Prior Id # 2: |
| Prior Id # 3: |
| Prior Id # 1: |
| Prior Id # 2: |
| Prior Id # 3: |
| PRINT Date Time 12/30/21 17:50:52 |
| LAST REV Date Time 07/30/18 14:36:58 |
| ASR Map: apro |
| Fact Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

| SALES INFORMATION |
|-------------------|
| TAX DISTRICT |

| PAT ACCT. |
|--|
| Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes |
| 14155-421 12/1/1980 63,000 No No Y |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |

| ACTIVITY INFORMATION |
|-----------------------------------|
| Date Result By Name |
| 7/2/2018 MEAS&NOTICE BS Barbara S |
| 12/30/2008 Measured 163 PATRIOT |
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| Code Fact PriceUnits Units Factor Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value |
| 101 One Family 6795 Sq. Ft. Site 0 70. 0.92 6 |
| |
| |
| |
| |

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| 101 6795.000 282,500 436,700 719,200 |
| Total Card 0.156 282,500 436,700 719,200 |
| Total Parcel 0.156 282,500 436,700 719,200 |

| Legal Description |
|-------------------|
|-------------------|

| IN PROCESS APPRAISAL SUMMARY |
|------------------------------|
|------------------------------|

| IN PROCESS APPRAISAL SUMMARY |
| --- |

<tbl_r cells="1" ix="3" maxcspan="1" maxr

EXTERIOR INFORMATION

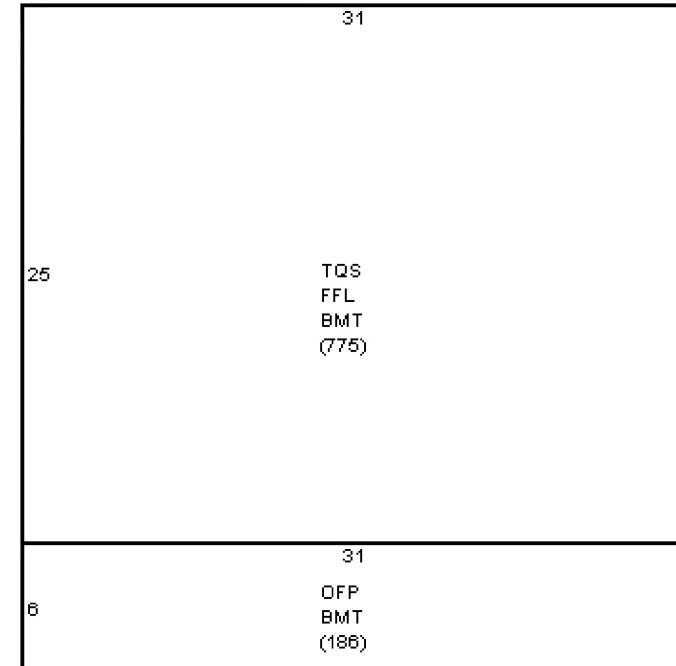
| | | |
|---------------|------------------|----------|
| Type: | 15 - Old Style | |
| Sty Ht: | 1T - 1 & 3/4 Sty | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 - BrickorStone | |
| Frame: | 1 - Wood | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BLUE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 2 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|

SKETCH**GENERAL INFORMATION**

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1926 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdict: | |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | Yes |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

| | | |
|-------------|---------------|------|
| Phys Cond: | AG - Avg-Good | 26.% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj \$ / SQ: | 180.409 |
| Other Features: | 82515 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 383878 |
| Depreciation: | 101344 |
| Depreciated Total: | 282534 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|-----|--------------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | | Ind.Val | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | | | Before Depr: | 180.41 |
| | | | | |
| Special Features: | 0 | | Val/Su Net: | 112.86 |
| | | | | |
| Final Total: | 282500 | | Val/Su SzAd | 208.29 |

PARCEL ID

177.0-0001-0004.0

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1970 | 0.00 | T | 39.2 | 101 | | | | | | |

More: N Total Yard Items: Total Special Features: Total:

**AssessPro Patriot Properties, Inc**